

**MINUTES OF THE CITY OF LAS VEGAS HOUSING AUTHORITY MEETING HELD ON
WEDNESDAY MARCH 18, 2015 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS.**

CHAIRMAN: Alfonso E. Ortiz, Jr.

COMMISSIONERS: David Romero
Joey Herrera
Vince Howell
Tonita Gurule-Giron
Ember Davis

ALSO PRESENT: Pamela Marrujo, Housing Director
Barbara Padilla, HM Supervisor
Dave Romero, City Attorney
Elmer Martinez, City Manager

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

Chairman Ortiz Jr. asked for a moment of silence stating we have a little bit of rain outside and we have to be so thankful for the moisture, for life. California is experiencing tremendous droughts. We have to acknowledge the fact that California is our neighbor very close to the West of us. We have to continue to have faith in terms of someone higher than we are giving us moisture in time of need. As we reflect on those thoughts let us devote a moment of silence.

APPROVAL OF AGENDA

Commissioner Tonita Gurule-Giron made a motion to approve the agenda as is. Commissioner David Romero, Commissioner Joey Herrera, and Commissioner Vince Howell seconded the motion.

Chairman Ortiz Jr. asked for a roll call. Roll call was taken and reflected the following.

Commissioner Joey Herrera	Yes
Commissioner Tonita Gurule-Giron	Yes
Commissioner Ember Davis	Yes
Commissioner Vince Howell	Yes
Commissioner David Romero	Yes

Barbara Padilla re-read the motion and advised the motion carried.

APPROVAL OF MINUTES

Commissioner Vince Howell made a motion to approve the minutes of February 18, 2015. Commissioner Tonita Gurule-Giron seconded the motion.

Chairman Ortiz Jr. asked for a roll call. Roll call was taken and reflected the following.

Commissioner Vince Howell	Yes
Commissioner Ember Davis	Yes
Commissioner Tonita Gurule-Giron	Yes
Commissioner Joey Herrera	Yes
Commissioner David Romero	Yes

Barbara Padilla re-read the motion and advised the motion carried.

PUBLIC INPUT

None at this time

PRESENTATION

Finance Director Gallegos presented the Housing Department Revenue and Expenditures report for the month of February, 2015 which is 67% of the year that has lapsed. She stated that by next month will be going into the final quarter. The year to date actual revenue is at 68%. She stated the HA is experiencing a little bit of an issue with the HA subsidy, but trusts that by March it will be taken care of. Finance Director Gallegos explained that Housing Director Marrujo is speaking to Mandy Griego at HUD in trying to correct the issue with the operating subsidy. Housing Director Marrujo explained to the commission that there have been some technical difficulties with the ELOCSS system where the HA has not been able to draw down the operating subsidy for the months of January and February, which is about \$55,000 each month. Mandy Griego, our HUD analyst is looking into the matter. As soon as the issue is corrected will be able to draw it down and that money will go into the operating subsidy. Chairman Ortiz Jr. asked for a statement or letter from HUD indicate that the money is forthcoming and that there were issues with the system. Director Marrujo stated she will get something in writing from HUD.

Commissioner Gurule-Giron asked for an explanation of the actual transfer in. Finance Director Gallegos explained that that transfer came from the Capital Project Fund, \$63,009. That was approved by Mayor and Council in January. Those are funds that go from one of the Capital Funds over to the Housing Subsidy. Finance Director Gallegos explained that the expenditures are at 67%. Once the issue is fixed with the system, Director Marrujo will be well within her budget and actually over budget as far as revenues are concerned.

HOUSING DIRECTORS MONTHLY REPORT

Housing Director Marrujo provided a spreadsheet within the packet stating she hopes this is what Commissioner Gurule-Giron had requested at the last meeting. Commissioner Gurule-

Giron stated yes and thanked Director Marrujo. This report contains the statistics of occupancies, applications and work orders. This sheet will give the commissioners information on the day to day activities in Housing. Director Marrujo stated that for the other report requested showing monies spent per site, she is still putting that report together and should have it at the next meeting to share with the commissioners.

Director Marrujo explained that progress continues on the 7 and 5 unit remodel projects. Pictures were provided to the members showing floors and cabinets being installed. Director Marrujo explained that the 7 unit is close to completion. The deadline is April 7, 2015, however they are going to be requesting a little bit more time due to the weather that we had (snow). They are asking for an additional week.

The window project is going to be starting soon. The contractor will be measuring and installing windows within the next few weeks. It will be over the next four months or so that this project will be completed.

The annual hearing that we have scheduled is for March 26, 2015 at 3:00 p.m. at the Housing office. This meeting is for input regarding our annual and 5 year plan. We had one Resident Advisory Board (RAB) meeting and had about 6 tenants attend and give their input. We have another RAB meeting scheduled for March 19, 2015.

Housing provided financial awareness training to any interested tenants on March 12, 2015. We had one tenant attend. Discussed at the meeting was creating budgets, balancing check books and investing. We will be requesting ideas from the tenants to see what classes they are interested in having provided.

Director Marrujo stated a meeting was held with HUD to discuss the Macario Gonzales property. The City has agreed to provide a comprehensive master plan for that site that HUD would agree to. From there an RFP would be done for developers to develop different components of the site. This is a long term project. We will be having multiple Public Hearings to get the City's input on ideas for that site.

Commissioner Gurule-Giron and Commissioner Howell had questions for Director Marrujo regarding the spreadsheet with statistics. Discussion ensued with Director Marrujo explaining the numbers to the Commissioners.

Commissioner Herrera wanted to thank Director Marrujo for moving forward with the Macario Gonzales property. He stated we are in dire need of more affordable housing. It is time to move forward on this. There is a lot of interest in the property by developers.

Commissioner Gurule-Giron asked if there is a feasibility study done on that property and any idea on when it will start. Director Marrujo explained that there was a comprehensive plan done a few years back by Dekker/Perich and Sabatini, an architectural firm. Director Marrujo is working with HUD to find out if that plan is sufficient to get things started. If it's not, Director Marrujo and City Manager, Elmer Martinez have discussed looking for planning grant funds to create a plan for that site.

Chairman Ortiz Jr. stated to keep in mind that two or three years ago there was a nice project that the city had in mind and that for whatever reason, HUD at the Albuquerque level did not agree with the process. He hopes that the relationship with Mandy Griego and Floyd Duran from HUD has improved.

Commissioner Herrera stated that he sat in on a couple of meetings with former Director, Robert Pacheco and the former City Manager. He wanted to give credit to Director Marrujo because it appears that the problems from back then have been resolved. Commissioner Herrera thanked Director Marrujo for that.

BUSINESS ITEMS

Approval/Disapproval to Award Bid #2015-23, for Maintenance Inventory Supplies for the Housing Department to the following offerors:

Hacienda Home Centers, Pat Romero Feed and Building Supply Inc. and BTU Building Materials Inc.

Housing Director Marrujo stated that the reason she is requesting to award to all three vendors is because in our inventory supplies, there is a wide variety of items. All the offerors gave different prices for the items, so the HA will go with the lowest bidder per item.

Commissioner Gurule-Giron asked the City Attorney what is the status of the local preference for discounts. City Attorney Dave Romero responded that he thought it had already been taken care of but he will find out and get back to the commission next week.

Commissioner Joey Herrera made a motion to approve to Award Bid #2015-23, for Maintenance Inventory Supplies for the Housing Department to the following offerors:

Hacienda Home Centers, Pat Romero Feed and Building Supply Inc. and BTU Building Materials Inc.

Commissioner David Romero seconded the motion.

Commissioner Gurule-Giron interjected before the roll call asking if there were any councilors present who were either directly or indirectly related to any of the local businesses that need to be disclosed.

Commissioner David Romero stated that the Romero family is related to him, and to Commissioner Joey Herrera, however they both stated that neither one of them has any financial gain.

Chairman Ortiz Jr. stated to let the record show that the relationship was declared and they have the right to vote or not vote.

Chairman Ortiz Jr. asked for a roll call. Roll call was taken and reflected the following.

Commissioner Tonita Gurule-Giron	Yes
Commissioner Ember Davis	Yes
Commissioner David Romero	Yes

Commissioner Joey Herrera
Commissioner Vince Howell

Yes
Yes

Barbara Padilla re-read the motion and advised the motion carried.

COMMISSIONERS REPORT

Commissioner Joey Herrera again issued a thank you to Director Marrujo and her staff for the work they have been doing. He is seeing a lot of progress within the Housing Department.

Commissioner Vince Howell also thanked Director and her staff.

Commissioner Tonita Gurule-Giron stated that she is looking forward to progress in the Macario Gonzales property. She also wanted to thank City Manager, Elmer Martinez and Martin Gonzales for the work they are doing on the Encino area.

Chairman Alfonso Ortiz Jr. stated that on his part, he thinks Director Marrujo is doing a great job. He sees a lot of progress taking place.

EXECUTIVE SESSION/CLOSED SESSION

Housing Director Marrujo stated there was not a need for Executive Session.

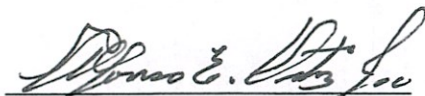
ADJOURN

Commissioner Tonita Vince Howell made a motion to adjourn the meeting. Commissioner David Romero seconded the motion.

Chairman Ortiz Jr. asked for a roll call. Roll call was taken and reflected the following.

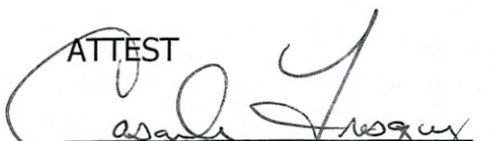
Commissioner David Romero	Yes
Commissioner Joey Herrera	Yes
Commissioner Ember Davis	Yes
Commissioner Vince Howell	Yes
Commissioner Tonita Gurule-Giron	Yes

Barbara Padilla re-read the motion and advised the motion carried.



Chairman Alfonso E. Ortiz Jr.

ATTEST


Casandra Fresquez, City Clerk